



CITY OF OAKLAND

Bureau of Planning

250 Frank H. Ogawa Plaza, Suite 3315, Oakland, California, 94612-2032

COMBINED NOTICE OF AVAILABILITY AND RELEASE OF A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) AND NOTICE OF PUBLIC HEARINGS FOR THE 460 24th STREET PROJECT

PROJECT TITLE: 460 24th Street Project (Case File No. **PLN19096-ER01**)

PROJECT LOCATION: The project, for the purpose of environmental analysis, is comprised of 2 non-contiguous sites.

Site 1 (24th and 25th Street Site): is approximately 0.92-acres located at 460 24th Street and 465 25th Street, northeast of Uptown Oakland and northwest of Lake Merritt. The L-shaped project site consists of three contiguous parcels (Assessor's Parcel Numbers [APNs] 008-0674-033-1, 008-0674-006 and -007). Site 1 is generally bound by 25th Street to the north, retail and light industrial buildings to the east, 24th Street to the south, and a construction site for a future hotel/residential mixed-use development to the west.

Site 2 (Valley Street Site): is an approximately 1,324 square foot portion of a 4,520 square foot parcel near the corner of 24th and Valley Streets (APN 008-073-900-008). The site fronts Valley Street, south of 24th Street, and is bound by residential lofts to the north, residential uses and a parking tower to the east, and residential uses to the south and west.

PROJECT SPONSOR: Signature Development Group

LEAD AGENCY: City of Oakland

CASE NO.: PLN 19096; State Clearinghouse No. 2020010246

REVIEW PERIOD: April 25, 2022 through June 9, 2022

DESCRIPTION OF PROJECT:

Site 1: The Project would demolish one existing building addition and portions of four other existing buildings on the site. The Project would construct a mixed-use office and retail building, integrating portions of existing building frontages of the two buildings fronting 24th Street and the building fronting 25th Street both of which are within the 25th Street Garage District API. An approximately 11.5-foot section of the western portion of the building fronting along 25th Street would be demolished in order to create an open air paseo connecting 24th and 25th Streets. The Project would concentrate the allowable floor area ratio (FAR) on the site above the vacant surface parking lot, which is outside of the boundary of the historic API, seeking a variance to increase height on that portion of the Project site. Approximately 11,980 square feet of retail space would be located on the first floor, and 86,100 square feet of office space would be spread between the second through sixth floors.

Parking for the office and retail uses would be located on the project site in a garage on the first floor, containing single parking stalls, along with structured mechanical 'puzzle' and 'tandem puzzle' parking systems, for a total of 132 parking stalls. A paseo lined with artist and craft stalls as well as public art would extend from 25th Street

along the western edge of the project site, connecting to an approximately 980 square foot dining courtyard adjacent to retail space fronting 24th Street, creating a pedestrian connection between 24th and 25th Streets.

The Project would provide a range of building heights from 20 feet tall along the street frontages integrating existing facades, to 45 feet tall mostly in the interior of the site, and 85 feet within the southwest corner of the project site.

Site 2: The Project would add 580 square feet of proposed artist and craft stalls, including restroom, located mostly in refurbished shipping containers on the lot. A raised wood/Trex platform would be built around the containers.

The three existing parking stalls would be re-located offsite on the commercial parking area for the HIVE. Site 2 provides additional community serving artist and craft retail space intended to activate the pedestrian corridor along Valley Street through the paseo on Site 1.

The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (i.e., the “Cortese List”).

DRAFT EIR OVERVIEW: This Draft EIR is a public information document that assesses the potential physical environmental impacts that could result from construction and use of the Project, recommends mitigation measures to lessen or eliminate adverse impacts, examines feasible alternatives to the Project, and is intended to inform City of Oakland decision makers, other responsible agencies, and the general public. The Draft EIR evaluates potential physical environmental impacts that could result from the Project and identifies that the Project would not have any significant and unavoidable impacts.

COMPLETION AND AVAILABILITY OF THE DRAFT EIR: The City of Oakland’s Bureau of Planning issued a Notice of Preparation (NOP) for a Draft EIR on January 17, 2020. The City has prepared a Draft EIR for the Project in compliance with the California Environmental Quality Act (CEQA) (California Public Resources Code §§21000 et. seq.) and the State CEQA Guidelines (Guidelines) (California Code of Regulations, Title 14, Division 6, Chapter 3, §§15000 et. seq.). This notice is being sent to Responsible Agencies and other interested parties, including persons who responded to the NOP.

Due to Alameda County’s continuing Shelter-in-Place order to prevent the spread of COVID-19, the City of Oakland’s administrative offices, including the Bureau of Planning, remains closed to the public. Therefore, hard copies of the document are not available for public review. Therefore, pursuant to the Governor’s Executive Order N-80-20, the City of Oakland is following an alternative process for providing access to the Draft EIR. Consistent with the Executive Order, the Draft EIR will be uploaded to the State Clearinghouse CEQAnet portal (<https://ceqanet.opr.ca.gov/>). And, starting on April 25, 2022, the Draft EIR and its appendices may be viewed or downloaded from the City of Oakland’s website: <https://www.oaklandca.gov/resources/current-environmental-review-ceqa-eir-documents-2011-2021>.

PUBLIC HEARINGS ON THE DRAFT EIR:

The **City of Oakland Landmarks Preservation Advisory Board** will conduct a public meeting on the historic and cultural resource aspects of the Project on **May 23, 2022 at 5:00 p.m.** The meeting will be held on-line via Zoom and you may access the meeting information one week prior to the meeting at the following website: <https://www.oaklandca.gov/boards-commissions/landmarks-preservation-advisory-board>

The **City of Oakland Planning Commission** will conduct a public hearing on the DEIR for the 460 24th Street Project on **June 1, 2022 at 3:00 p.m.** The hearing will be held on-line via Zoom and you may access the meeting information one week prior to the meeting at the following website: <https://www.oaklandca.gov/boards-commissions/planning-commission>

The City of Oakland is hereby releasing this Draft EIR, finding it to be accurate and complete and ready for public review. Members of the public are invited to comment on the Draft EIR and the Project. There is no fee for commenting, and all comments received will be considered by the City prior to finalizing the EIR and making a decision on the Project. Comments on the Draft EIR should focus on the sufficiency of the EIR in discussing possible impacts on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the Project in light of the EIR's purpose to provide useful and accurate information about such factors.

SUBMITTING COMMENTS ON THE DRAFT EIR: Comments may be made at the public hearings described above or in writing. Comments may also be directed in writing to: Rebecca Lind, Planner IV, City of Oakland Bureau of Planning, 250 Frank H. Ogawa Plaza, Suite 2214, Oakland, CA 94612, by mail or rlind@oaklandca.gov, by email. Comments should be received via the above email address or mailing address by 4:00 p.m. on **Thursday June 9, 2022**. Please reference Case File Number **PLN19096-ER01** in all correspondence.

After all comments are received, a Response to Comments/Final EIR will be prepared and the Planning Commission will consider a recommendation on certification of the Final EIR and the Project at a meeting date to be scheduled. For further information, please contact Rebecca Lind at (510) 238-3472 or rlind@oaklandca.gov.



Edward Manasse (Apr 21, 2022 14:24 PDT)

Ed Manasse, Bureau of Planning
Environmental Review Officer

April 25, 2022
Case File Number: **PLN 19096-ER01**

City of Oakland
Combined Notice of Availability and Release of a Draft Environmental Impact Report and
Notice of Public Hearings for the 460 24th Street Project
April 25, 2022

460 24th Street_NOA

Final Audit Report

2022-04-21

Created:	2022-04-21
By:	Rebecca Lind (RLind@oaklandca.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA5SEDJhangHdmVXyAtblqTGkEhYu2nKpt

"460 24th Street_NOA" History

-  Document created by Rebecca Lind (RLind@oaklandca.gov)
2022-04-21 - 4:13:13 AM GMT- IP address: 209.232.103.82
-  Document emailed to Edward Manasse (EManasse@oaklandca.gov) for signature
2022-04-21 - 4:14:02 AM GMT
-  Email viewed by Edward Manasse (EManasse@oaklandca.gov)
2022-04-21 - 9:24:15 PM GMT- IP address: 209.232.103.109
-  Document e-signed by Edward Manasse (EManasse@oaklandca.gov)
Signature Date: 2022-04-21 - 9:24:30 PM GMT - Time Source: server- IP address: 209.232.103.109
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